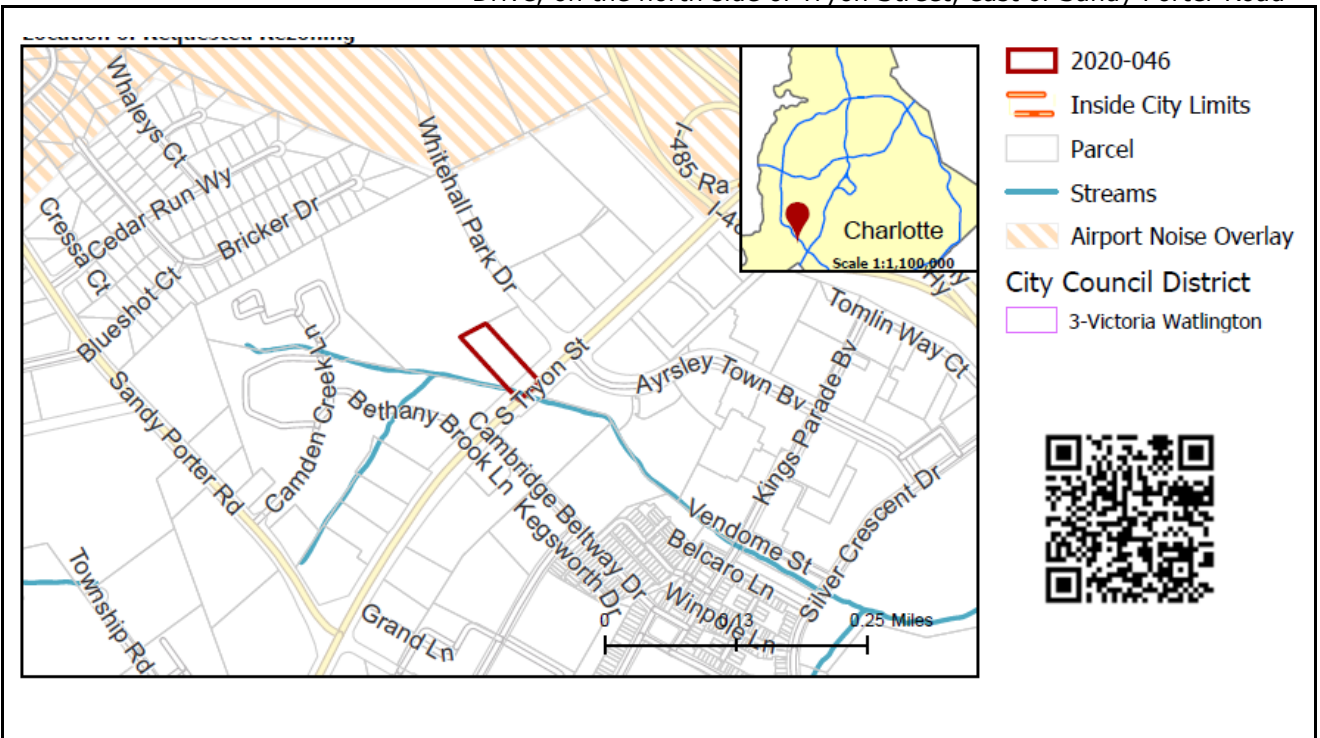


REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: I-1(CD) SPA (light industrial, conditional, site plan amendment)

LOCATION

Approximately 1.09 acres located southwest of Whitehall Park Drive, on the north side of Tryon Street, east of Sandy Porter Road



SUMMARY OF PETITION

The petition proposes a site plan amendment to the approved I-1(CD) rezoning plan to allow automotive service stations.

PROPERTY OWNER

LCG2R Apple Charlotte, LLC

PETITIONER

Take 5 Carolinas

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *Steele Creek Area Plan's* (2012) recommendation for office/retail uses.

Rationale for Recommendation

- The proposed changes to the site are consistent with the area plan and the only changes were made from the previously approved plan was to the permitted uses to include automobile service stations.

- The site, due to its location on S. Tryon Street and as an outparcel, is a sensible location for the development of an automobile service station within the Whitehall Business Park.
- The proposed site plan amendment maintains the existing site and building design standards as required by the Whitehall Business Park.

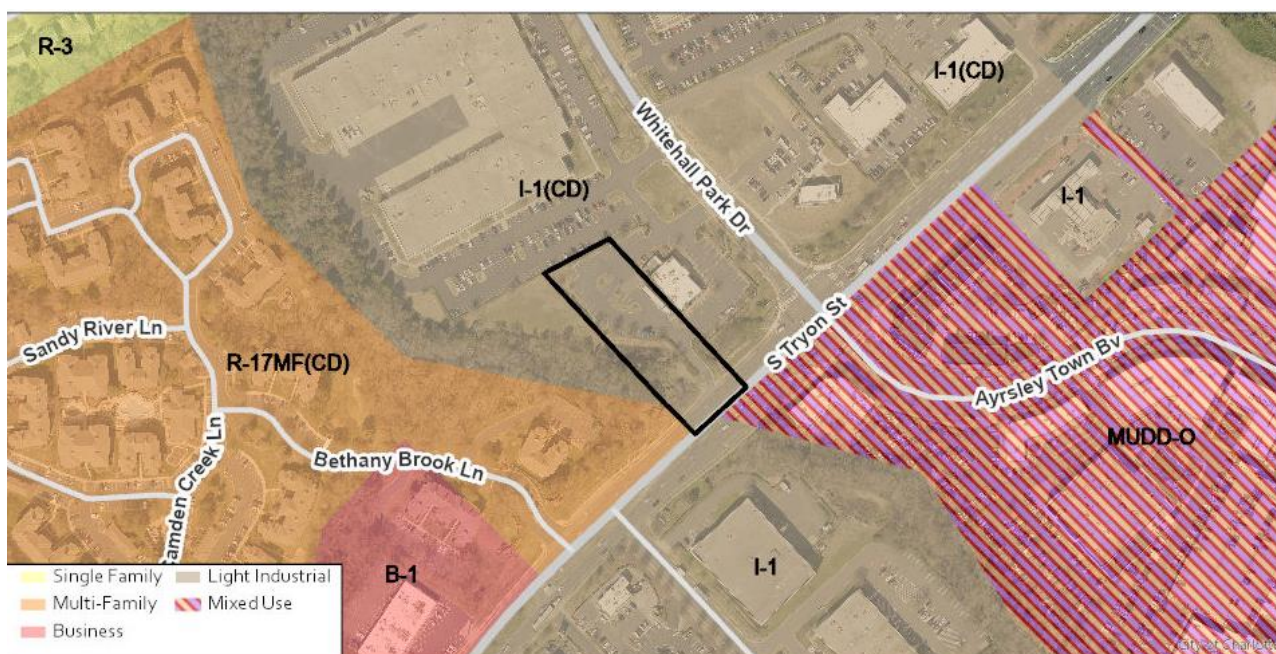
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Maintains the same permitted uses: all permitted and accessory uses in the I-1 district, with the exception of the following uses:
 - Armories for Meetings and Training of Military Organizations;
 - Automotive;
 - Boat and Ship Sales and Repair;
 - Bus and Train Terminals;
 - Car Washes;
 - Farms, Including Retail Sales of Products Grown on Premises;
 - Manufactured Housing Repair;
 - Manufactured Housing Sales;
 - Restaurants, Drive-In Services;
 - Tire Recapping and Retreading;
 - Adult Care Center;
 - Cemeteries;
 - Demolition Landfills;
 - Jails and Prisons;
 - Medical Waste Disposal Facilities as A Principal Use;
 - Nightclubs, Bars, And Lounges;
 - Outdoor Advertising Signs Other Than Two Such Signs Which May Be Used Exclusively as Project Signs For the Whitehall Development;
 - Petroleum Storage Facilities as A Principal Use;
 - Quarries;
 - Raceways and Dragstrips;
 - Sanitary Landfills, Or
 - Stadiums and Arenas
- Removes automobile service stations from the originally approved list of prohibited uses.
- Carries over the requirement for a 50' setback along S. Tryon Street and design approval from the Whitehall Design Review Committee.
- Commits to providing an 8' planting strip and 6' sidewalk along S. Tryon Street.
- Provides site lighting requirements to require full cut-off fixtures and decorative building lighting that is capped and downwardly directed.

- **Existing Zoning and Land Use**



The site was rezoned in 1999 (petition 1999-030C) as a part of the Whitehall Business Park. The subject property is developed with a parking lot. Surrounding land uses include industrial, office, multi-family, and business uses.



The subject property is developed with parking for the adjacent lot. The site is marked with a red star.



The property to the north is developed with business and office uses.



The properties to the south are developed with business uses.

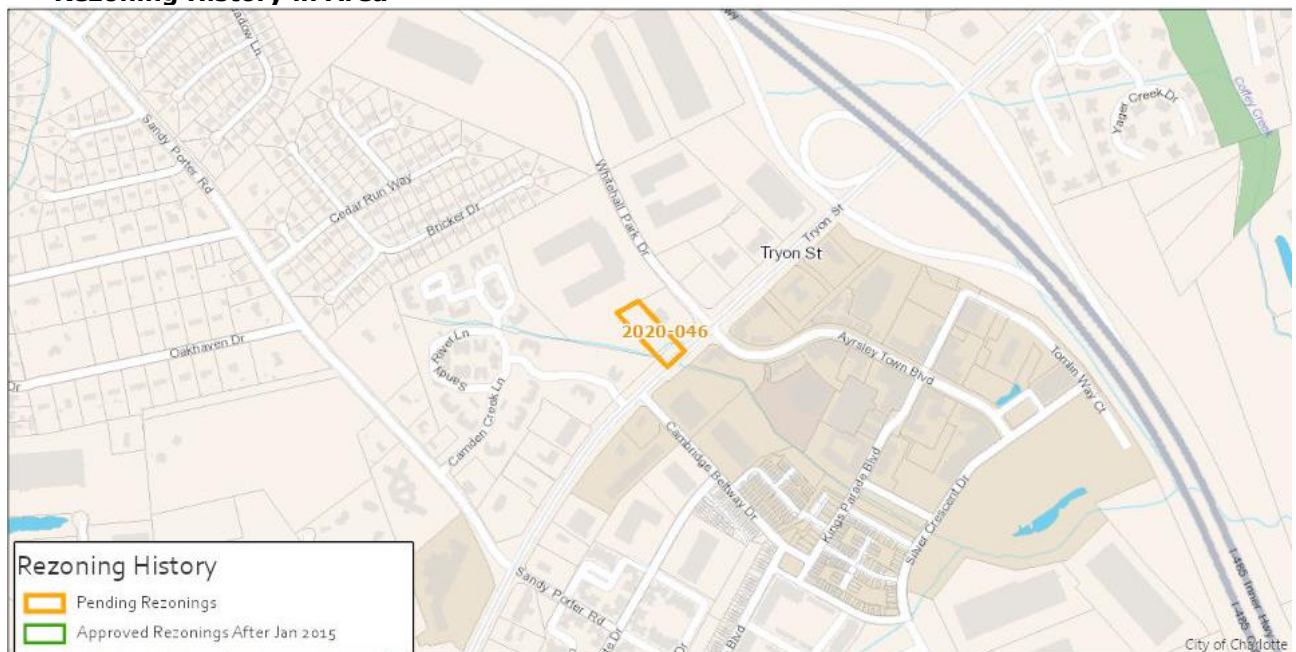


The property to the east is developed with a vacant former restaurant building.



The property to the west is vacant undeveloped land. The subject property is marked with a red star.

- **Rezoning History in Area**



There are no recent pending or approved rezoning in the surrounding area.

- **Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends office/retail uses for this site. The site is located within the Whitehall mixed use activity center, as per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION SUMMARY**
 - The site is on South Tryon Street (major thoroughfare, state maintained) and Whitehall Park Drive (minor thoroughfare, city maintained), and is in a wedge outside Route 4. The applicable area plan is the Steele Creek Area Plan.
- **Active Projects:**
 - Whitehall Park Dr. Bike Improvements
 - Scope: add pavement markings and wayfinding to create bike lanes between Tryon St. and Arrowood Rd.
 - Phase: Initiation
 - Construction: TBD
 - PM: CDOT Design Section, TBD
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 65 trips per day (based on 10,900 SF warehouse).
 - Proposed Zoning: 170 trips per day (based on 2,500 SF Quick Lubrication Vehicle Shop).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.

- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUESSite and Building Design

1. Revise site plan to provide an 8' planting strip along S. Tryon Street.
2. Clarify under note 2a what type of automotive uses are prohibited.
3. There is a discrepancy between the maximum square feet of the development. One section states 1,700 and 2.a. states 2,500. Please clarify which number is correct.
- 4.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967